

# TO LET



Commercial/Office/800 sq. ft. (74 sq. m.)/£10,250 per annum

**3B Wavell Drive, Rosehill, Carlisle**

Carlisle, CA1 2ST

**Walton Goodland**

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514 199 (Carolyn Hardy dealing)



## FIRST FLOOR OFFICE SUITE WITH PARKING IN PRIME BUSINESS PARK LOCATION

- LOCATED ON ROSEHILL BUSINESS PARK, CLOSE TO JUNCTION 43/M6/A69
- SELF-CONTAINED FIRST FLOOR OFFICE SUITE WITH INTEGRAL FACILITIES
- ESTATE INCLUDES A MIX OF FINANCIAL, ACCOUNTANCY AND OTHER LEGAL PROFESSIONAL OCCUPIERS

## DESCRIPTION

First floor self contained office suite, partitioned to provide individual office accommodation with integral toilet, kitchen and stores.

There is car parking for 3 nr. vehicles at the front of the property.

## LOCATION

The property is located on Rosehill Business Park a popular office location on the eastern edge of Carlisle adjacent to the M6 Motorway (Junction 43).

Other occupiers include a mix of financial, legal and professional companies including the NHS, Burnetts Solicitors and Cumbria Waste Management.

## ACCOMMODATION

### First Floor

Offices 730 sq. ft. (68 sq. m.)

Stores 31 sq. ft. (3 sq. m.)

Kitchen 38 sq. ft. (3.5 sq. m.)  
with stainless steel single drainage sink unit with base cupboards and fridge.

Toilets 2 WC, 2 WHB

## SERVICES

All mains services are connected to the premises.

The tenant is responsible for the payment of all utilities.

## RATEABLE VALUE

£8,500 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

Please note as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

## RENT

£10,250 per annum.

## LEASE

A new internal repairing and insuring lease for a term of years to be agreed.

## VAT

VAT is not applicable.

## ENERGY PERFORMANCE CERTIFICATE

Rating C53

## VIEWINGS

Please contact Walton Goodland.

No approach should be made to the other tenants on site.

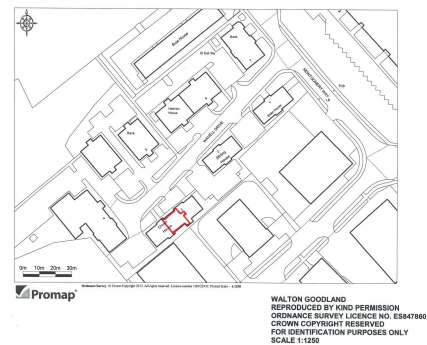
Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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Energy performance certificate (EPC)																				
3b Wavell Drive Roushill Industrial Estate Carlisle CA1 2ST	Energy rating <div>C</div>	Valid until: 30 March 2027 Certificate number: 0792-7577-6430-9000-4303																		
Property type: B1 Offices and Workshop businesses Total floor area: 108 square metres																				
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A+ to E.																				
<b>Energy rating and score</b> This property's current energy rating is C.																				
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.																				
<table border="1"> <thead> <tr> <th>Rating</th> <th>CO2 emissions (kg/m²/year)</th> </tr> </thead> <tbody> <tr> <td>A+</td> <td>Under 0</td> </tr> <tr> <td>A</td> <td>0-10</td> </tr> <tr> <td>B</td> <td>10-20</td> </tr> <tr> <td>C</td> <td>20-30</td> </tr> <tr> <td>D</td> <td>30-40</td> </tr> <tr> <td>E</td> <td>40-50</td> </tr> <tr> <td>F</td> <td>50-60</td> </tr> <tr> <td>G</td> <td>Over 60</td> </tr> </tbody> </table>			Rating	CO2 emissions (kg/m²/year)	A+	Under 0	A	0-10	B	10-20	C	20-30	D	30-40	E	40-50	F	50-60	G	Over 60
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